

PROPOSED DEVELOPMENT CONDITIONS

FDPA 2002-PR-008-02

December 6, 2006

If it is the intent of the Planning Commission to approve FDPA 2002-PR-008-02 located at Tax Map 48-2 ((32)) 12 – 16, 19 – 23, and 47, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, in addition to those approved pursuant to FDP 2002-PR-008:

1. Prior to the demolition of the existing dwelling on Lot 47, a meeting shall be held with the UFM representative to review the demolition plan and process. As determined by UFM measures, care shall be taken during demolition to minimize impacts to the root system of tree designated for preservation on the CDPA/FDPA adjacent to the existing dwelling. To give these trees the greatest possible chance of survival and continued health, the root zones shall be protected during demolition. Demolition of the existing dwelling shall be performed under the direct supervision of a certified arborist with experience in tree preservation on construction sites, who shall be on site during all demolition activities. The entire area within the tree preservation area protected by tree preservation fencing shall be left in its natural state where undisturbed; or mulched where the area was previously bare or disturbed.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless, and until, adopted by that Commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.